

Nottingham Road  
Ilkeston, Derbyshire DE7 5BB

A DUAL PURPOSE GROUND FLOOR HAIR  
SALON WITH ONE BEDROOM STUDIO  
APARTMENT ABOVE.

**£185,000 Freehold**





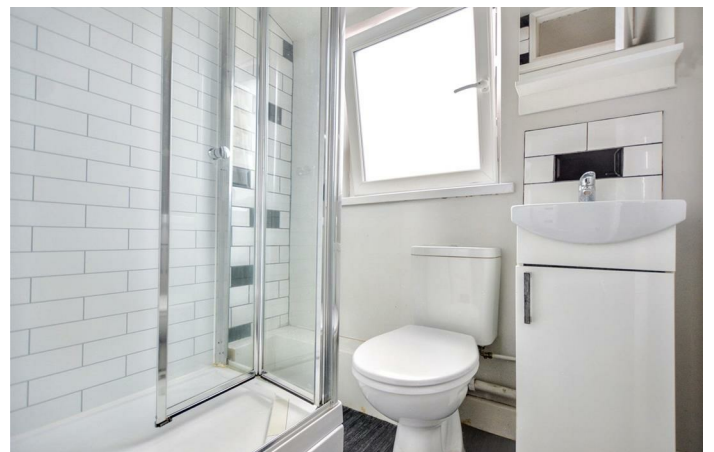
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS INVESTMENT OPPORTUNITY CONSISTING OF A GROUND FLOOR HAIR SALON WITH INDEPENDENTLY ACCESSED ONE BEDROOM STUDIO APARTMENT ABOVE.

With accommodation of the whole building comprising of a spacious shop frontage, rear lobby, ground floor WC, rear wash space, additional storage room, communal rear entrance/utility kitchen and inner lobby which then provides access to the first floor. The first floor consists of a shower room, open plan kitchen/diner and lounge/bedroom. A further staircase then rises up to the top floor attic space which has no current regulations in place to be classed as an additional/second bedroom.

The property also benefits (as a whole) from gas fired central heating via a combination boiler to the ground floor, with electric heating serving the first floor apartment. There is also a gated block paved driveway to the rear.

The property is being sold with vacant possession, and we expect the potential return to be in the region of £14,000 PA. The property will suit both investors and business owners wishing to run their own enterprise from the ground floor, whilst either living above or renting the flat out to generate additional income.

The property benefits from double glazing throughout and is situated on a busy, prominent main road position linking Trowell to Ilkeston, and we believe would make an ideal long term investment opportunity to acquire a freehold building consisting of a ground floor retail unit with first floor apartment above.



### SHOP FRONTAGE

33'0" x 10'3" (10.07 x 3.14)

Two vertical radiators, useful understairs storage cabinet space, space for six hair styling stations and shop frontage with cashier space and central door unit with windows to either side.

### REAR LOBBY

5'2" x 2'10" (1.59 x 0.87)

Access to the main salon, ground floor WC and wash room.

### GROUND FLOOR WC

4'11" x 3'4" (1.52 x 1.02)

Two piece suite comprising push flush WC and wash hand basin with mixer tap with feature tiled splashbacks.

### REAR WASH SPACE

6'10" x 6'8" (2.10 x 2.04)

Two sink units, hair wash stations, both with tiled splashbacks and mixer taps. Vertical radiator, Velux window, opening through to the rear lobby.

### ADDITIONAL STORAGE ROOM

7'9" x 6'2" (2.37 x 1.88)

Central heating radiator, plugs incorporating USB charging points.

### KITCHENETTE SPACE

5'10" x 4'7" (1.80 x 1.42)

Internal door to the inner lobby, uPVC panel and double glazed exit door, access to the communal utility kitchen.

### COMMUNAL KITCHEN/UTILITY

11'7" x 9'10" (3.54 x 3.01)

Brick and double glazed construction with sloping polycarbonate ceiling, cabinet housing the gas fired combination boiler for central heating and hot water to the ground floor, kitchen sink unit with mixer tap, radiator, tiled floor, uPVC panel and double glazed exit door to the parking area beyond and separate internal doors leading to the entrance to the floor and back through to the ground floor hair salon.

### INNER HALLWAY LOBBY

18'6" x 2'11" (5.66 x 0.90)

Door access from the wash room, beauty room and communal utility kitchen, gas central heating radiator, door with turning staircase then rising to the first floor above.

### FIRST FLOOR LANDING

Doors to the shower room and kitchen living space.

### SHOWER ROOM

6'0" x 4'9" (1.84 x 1.45)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, glass screen and sliding door, push flush WC, wash hand

basin with mixer tap, tiled splashbacks and storage cabinet beneath. Double glazed obscured panel window to the rear, chrome electric towel radiator, extractor fan.

### OPEN PLAN LIVING KITCHEN/DINER

14'7" x 10'11" (4.47 x 3.33)

The kitchen area comprises a matching range of fitted base and wall storage cupboard and drawers, with square edge laminate style work surfacing, incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Fitted Beko induction hob with extractor over and oven beneath, plumbing for washing machine and space for under-counter fridge/freezer. Double glazed window to the front, electric heater, opening through to the living space where a turning staircase then rises to the top floor with decorative wood spindle balustrade and understairs storage cupboard.

### LOUNGE/BEDROOM

11'4" x 11'3" (3.47 x 3.44)

Double glazed window to the front (with fitted roller blind), electric heater, media points.

### ATTIC SPACE

14'10" x 11'3" (4.54 x 3.44)

Two Velux windows to the rear (both with fitted blinds), eaves storage space, electric radiator, three exposed beams, decorative wood spindle balustrade via the turning staircase from the lower level.

### OUTSIDE

To the rear of the building, there is gated entrance to a block paved off-street parking space which then provides access to the kitchen/utility.

### AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

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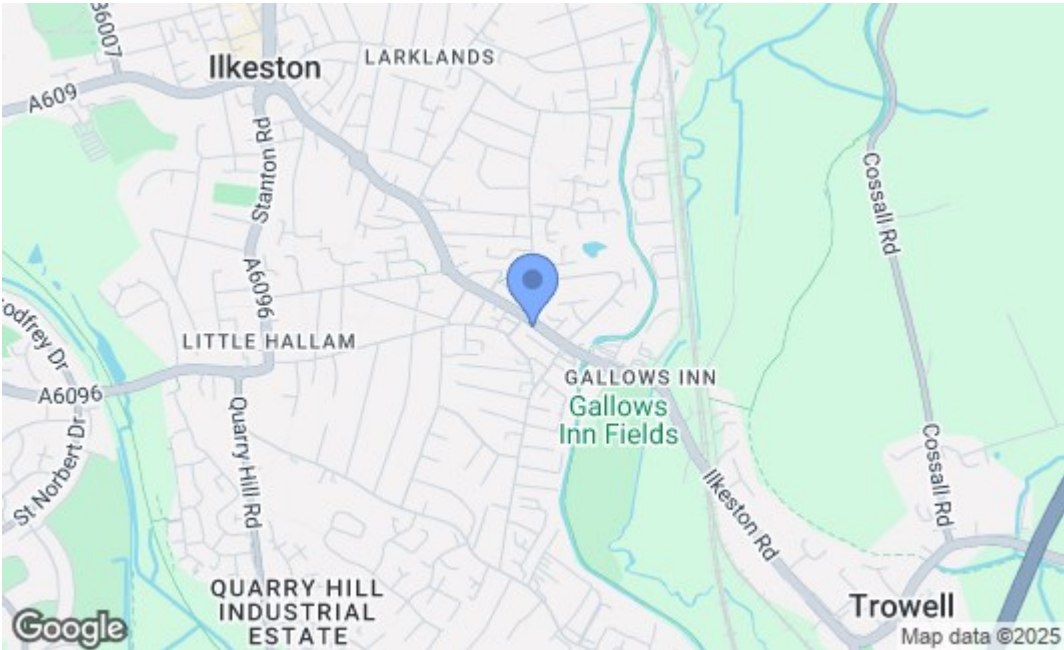
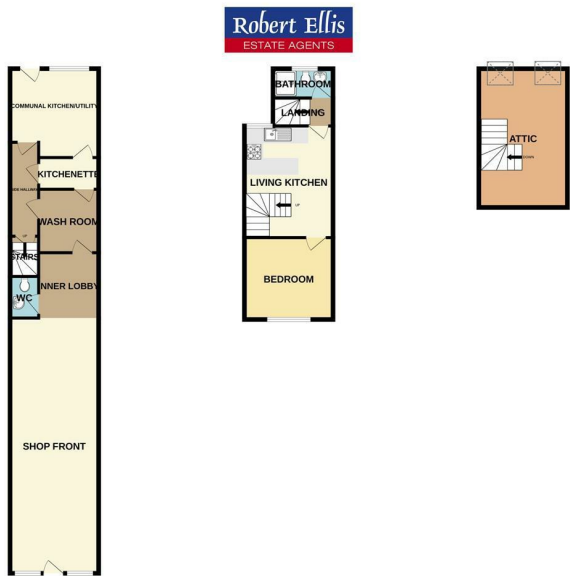
The top floor has no regulations to currently class as an additional habitable room. This is something the onward purchaser could investigate via the Local Council.

### DIRECTIONS

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and proceed in the direction of Trowell. Upon reaching the "T" junction at St Helen's Church, Trowell, turn left onto Ilkeston Road. Proceed towards Ilkeston, veering left onto Nottingham Road and the property can then be found on the left hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.